Metropolitan Transportation Commission

BAY AREA AIR QUALITY MANAGEMENT DISTRICT

**Association of** Bay Area Governments

PROJECT

PROPERTY STATS

CBRE CB RICHARD ELLIS

> RECOMMENDED NOT RECOMMENDED

OAKLAND

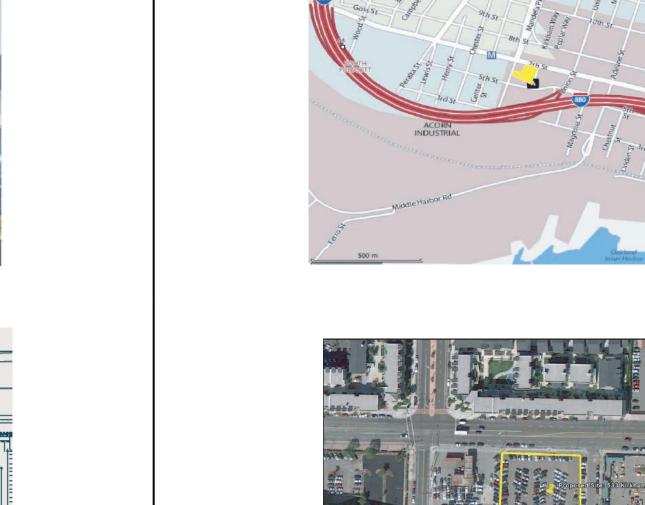


ANALYSIS NOT PERFORMED -

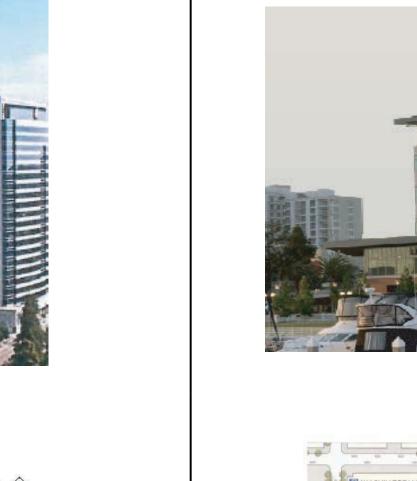
NON CONFORMING RESPONSE

US OF BART

• FOUR-BUILDING CAMPUS









55 HARRISON ST, HARRISON & EM-

BARCADERO AND BROADWAY &

**EMBARCADERO** 

0.47 MILES

FROM LAKE MERRITT BART

0.67 MILES

FROM LAKE MERRITT BART

\$138M

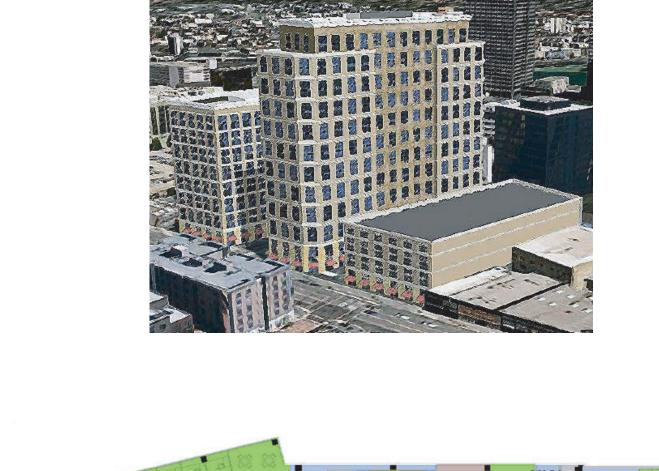
\$20M

\$3M

\$161M

TWO-BLOCK SEPARATION

GROUND LEASE ON ONE



1945 BROADWAY STREET

ADJACENT

TO 19TH ST OAKLAND BART

ADJACENT

TO 19TH ST OAKLAND BART

2 BUILDINGS

1 OFFICE, 1 PARKING STRUCTURE

BUILD-TO-SUIT, IN PLANNING

350,000 SF

350,000 SF



1945 BROADWAY STREET

ADJACENT

TO 19TH ST OAKLAND BART

ADJACENT TO 19TH ST OAKLAND BART

EXISTING BUILDING, REHAB IN

385,000 SF

385,000 SF

24 MONTHS

67,000 SF

\$145M





ADJACENT

TO 12TH ST OAKLAND CITY

CENTER BART

ADJACENT

TO 12TH ST OAKLAND CITY

CENTER BART

EXISTING

504,855 SF

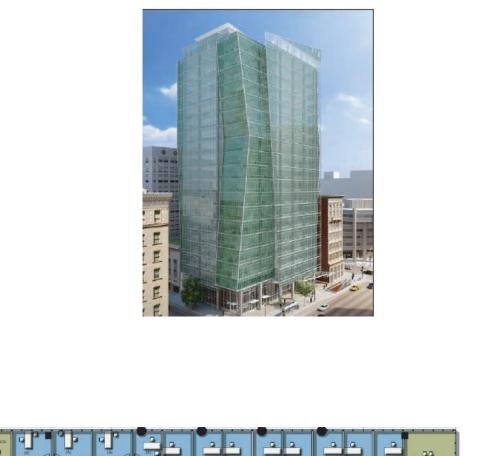
181,000 SF

12+ MONTHS

19,500 SF

ANALYSIS NOT PERFORMED -

NEEDED DATA NOT PROVIDED



1100 BROADWAY STREET

ADJACENT

ADJACENT

BUILD-TO-SUIT, APPROVED

318,500 SF WITH STRONG CITY SUP-

318,500 SF

30 MONTHS

(38 MONTHS FOR LARGER PROJECT

(23 FOR LARGER PROJECT SIZE)

18,000 SF

\$149M

\$191M

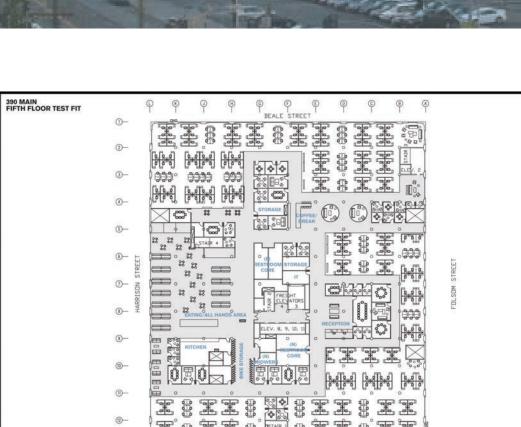








SAN FRANCISCO



|                                       |                                      | The state of the s |
|---------------------------------------|--------------------------------------|--|
| 680 FOLSOM STREET                     | 875 STEVENSON STREET                 | 390 MAIN STREE   |
| 0.33 MILES<br>FROM MONTGOMERY ST BART | 0.16 MILES<br>FROM CIVIC CENTER BART | 0.43 MILES<br>FROM EMBARCADERO   |
| 0.42 MILES<br>FROM MONTGOMERY ST BART | 0.18 MILES<br>FROM CIVIC CENTER BART | 0.47 MILES<br>FROM EMBARCADERO   |
| 2                                     | 1                                    | 1  |

| EXISTING                                 | EXISTING   |
|--|------------|
| 333,987 SF                               | 497,204 SF |
| 138,024 SF<br>196,098 SF OF TOTAL AVAIL- | 461,000 SF |

EXISTING TENANTS MAY PRE MUST COMPLETE RENOVATIONS

VENT CONTIGUOUS OCCU- OURSELVES

• LOWER INCOME POTENTIAL

| ADDRESS  |
|--|
| DISTANCE FROM<br>NEAREST BART                          |
| WALK FROM<br>NEAREST BART                              |
| NUMBER OF<br>BUILDINGS                                 |
| BUILDING STATUS  |
| TOTAL RENTABLE SQUARE FEET                             |
| AVAILABLE<br>SQUARE FEET<br>(CONTIGUOUS)               |
| TIME TO OCCUPANC                                       |
| NUMBER OF FLOORS                                       |
| AVERAGE FLOOR PLATE                                    |
| PURCHASE PRICE   |
| CAPITAL EXPENDITURE F<br>AGENCY TENANT<br>IMPROVEMENTS |
| CASH SHORTFALL   |

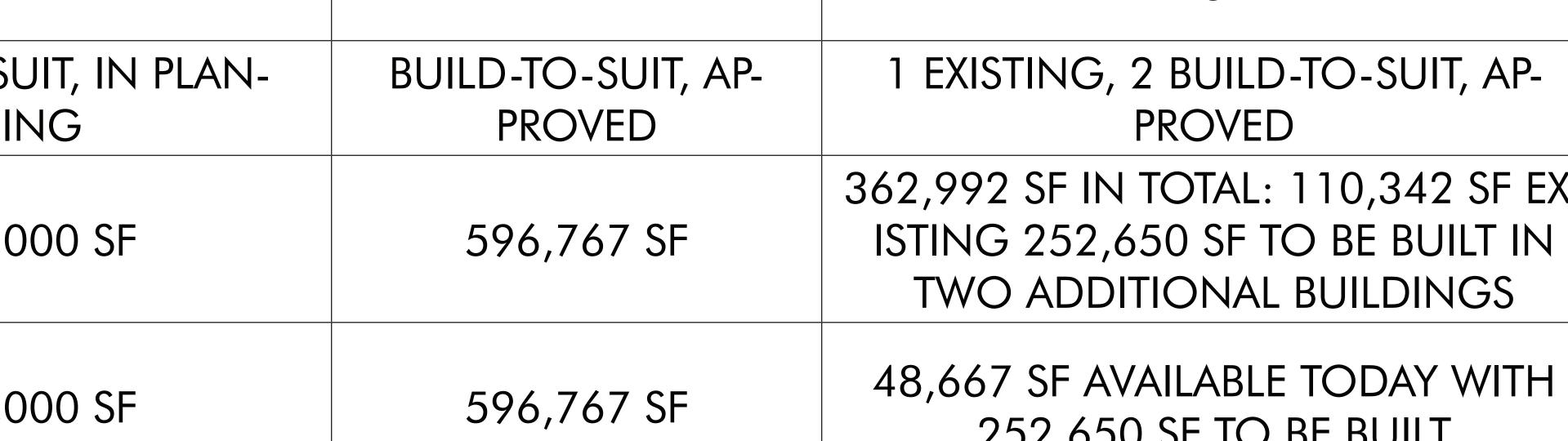
\*TOTAL EXPENDITURE

|  |  | <u>                                      </u>            |
|--|--|--|
| ADDRESS                                  | 580 NEAR HACIENDA DRIVE  | 6175-7195 OAKPORT STREI                                  |
| DISTANCE FROM<br>NEAREST BART            | 1.80 MILES<br>FROM DUBLIN/PLEASANTON BART  | 0.54 MILES<br>FROM COLISEUM/OAKLAND A<br>PORT BART       |
| WALK FROM<br>NEAREST BART                | 2.50 MILES<br>FROM DUBLIN/PLEASANTON BART  | 1.08 MILES<br>FROM COLISEUM/OAKLAND A<br>PORT BART       |
| NUMBER OF<br>BUILDINGS                   | 2 OFFICE, ONE RESIDENTIAL CONDOS AND ONE RETAIL                                  | 4  |
| BUILDING STATUS                          | BUILD-TO-SUIT, APPROVED  | 3 EXISTING, 1 BUILD-TO-SUI<br>APPROVED, SUBJECT TO RENEV |
| TOTAL RENTABLE<br>SQUARE FEET            | 350,000 SF (OFFICE)<br>564,000 SF (TOTAL, INCLUDING RE-<br>TAIL AND RESIDENTIAL) | 312,922 SF   |
| AVAILABLE<br>SQUARE FEET<br>(CONTIGUOUS) | 350,000 SF   | 312,922 SF   |
| ΓΙΜΕ ΤΟ OCCUPANCY                        | 24 MONTHS  | 18 MONTHS  |
| NUMBER OF FLOORS                         | 3 - 7  | 1-TO-4   |
| ERAGE FLOOR PLATE (SF)                   | 20,000 - 53,500 SF   | 30,000 SF  |
| PURCHASE PRICE                           |  |  |
| PITAL EXPENDITURE FOR                    |  |  |

ANALYSIS NOT PERFORMED

NON CONFORMING RESPONSE

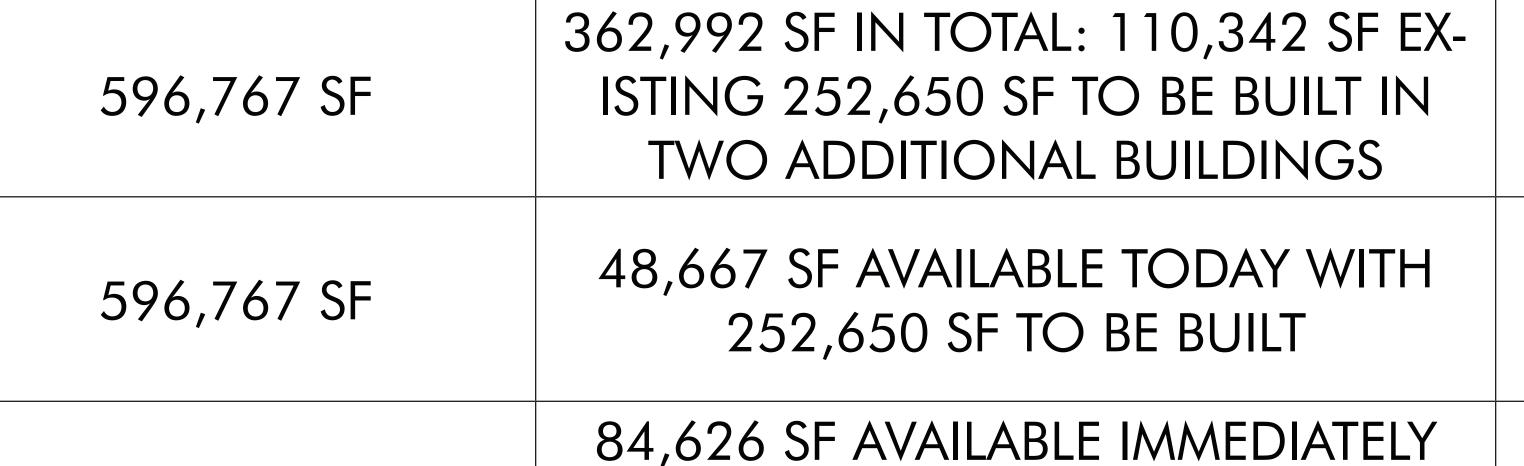
| TON BART                  | 0.54 MILES<br>FROM COLISEUM/OAKLAND AIR-<br>PORT BART    | ADJACENT<br>TO WEST OAKLAND BART | 0.24 MILES FROM 12TH ST OAK- LAND CITY CENTER BART |         |
|---------------------------|--|----------------------------------|--|---------|
| TON BART                  | 1.08 MILES<br>FROM COLISEUM/OAKLAND AIR-<br>PORT BART    | ADJACENT<br>TO WEST OAKLAND BART | 0.29 MILES FROM 12TH ST OAK- LAND CITY CENTER BART |         |
| TIAL CON-<br>TAIL         | 4  | 1                                | 1  |         |
| OVED                      | 3 EXISTING, 1 BUILD-TO-SUIT APPROVED, SUBJECT TO RENEWAL | BUILD-TO-SUIT, IN PLAN-<br>NING  | BUILD-TO-SUIT, AP-<br>PROVED                       |         |
| CE)<br>UDING RE-<br>TIAL) | 312,922 SF   | 350,000 SF                       | 596,767 SF   | 36<br>I |
|                           | 312,922 SF   | 350,000 SF                       | 596,767 SF   | 4       |



28-36 MONTHS

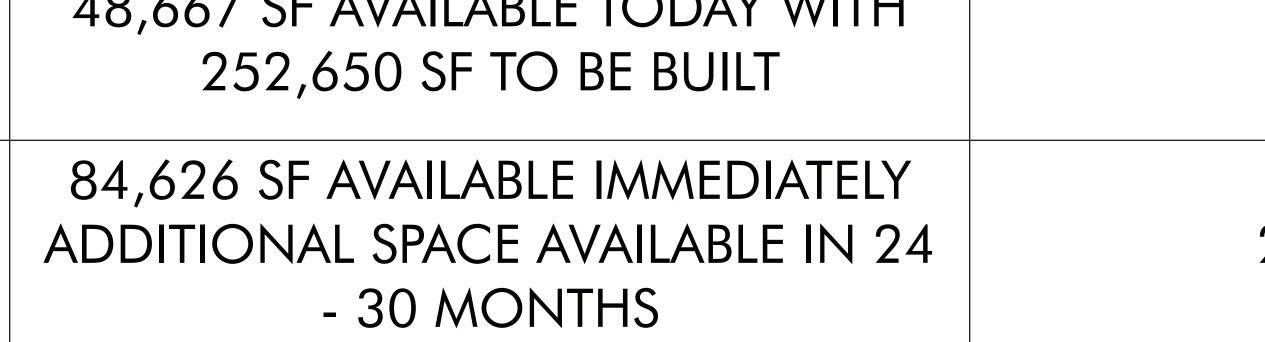
26,150 SF

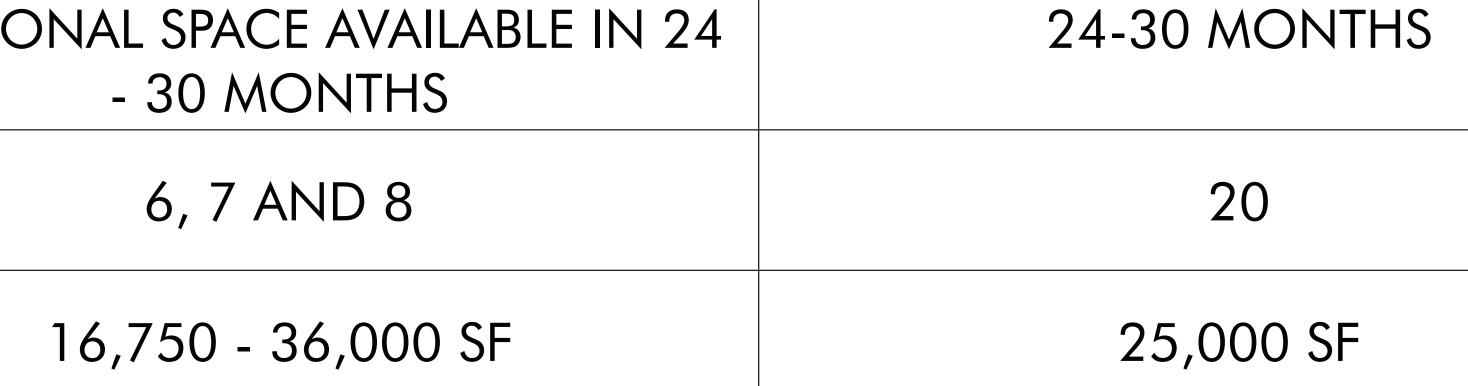
\$14M

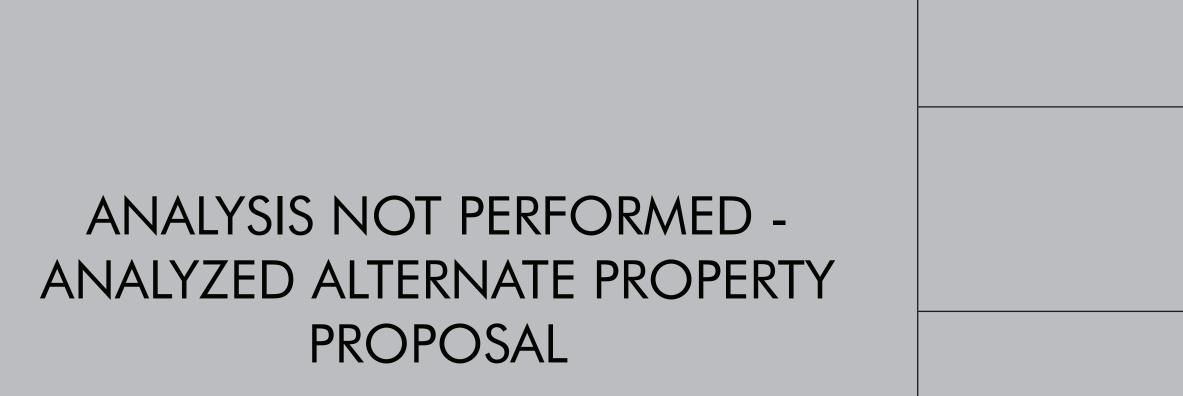


FROM BART

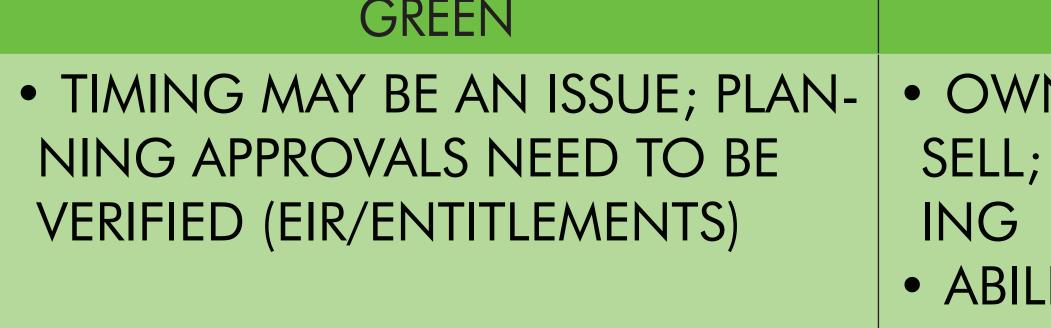
BUILDING



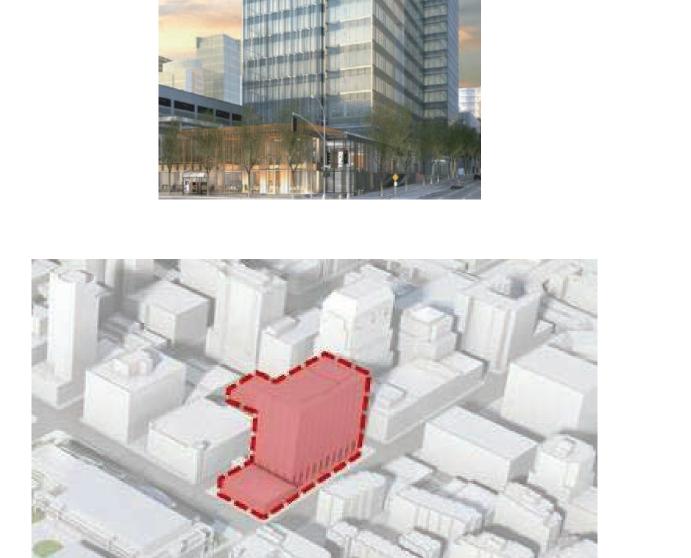








 PLANS AS APPROVED ARE FOR ABILITY TO GROW IN PROJECT | SMALLER-THAN-IDEAL SIZE MAY BE HAMPERED BY LEASE-



BUILD-TO-SUIT, APPROVED

506,000 SF

506,000 SF

24 MONTHS

680 FOLSOM: 14

50 HAWTHORNE: 3

680 FOLSOM: 33,200 SF

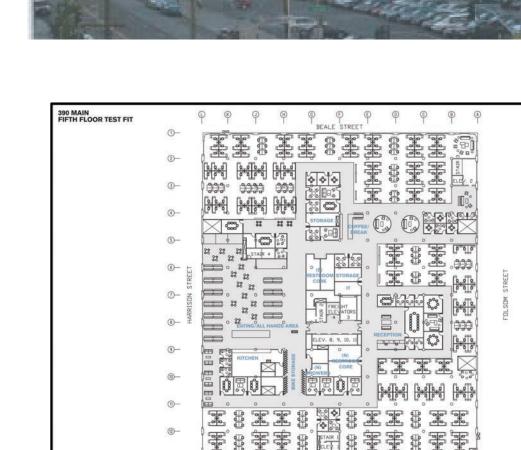
\$297M

\$20M

• TIMING MAY BE AN ISSUE

50 HAWTHORNE: 18,700 SF





| '5 STEVENSON STREET                              | 390 MAIN STREET                     |
|--|-------------------------------------|
| 0.16 MILES<br>OM CIVIC CENTER BART               | 0.43 MILES<br>FROM EMBARCADERO BART |
| 0.18 MILES<br>OM CIVIC CENTER BART               | 0.47 MILES<br>FROM EMBARCADERO BART |
| 1  | 1                                   |
| EXISTING   | EXISTING                            |
| 333,987 SF                                       | 497,204 SF                          |
| 138,024 SF<br>,098 SF OF TOTAL AVAIL-<br>ABILITY | 461,000 SF                          |
| 12 - 15 MONTHS                                   | FOLLOWING TENANT IMPROVE<br>MENTS   |
| 10   | 8                                   |
| 35,000 SF  | 60,800 SF                           |
| \$111M   | \$122M                              |
| \$12M  | \$20M                               |
| \$2M   | \$11M                               |
| \$125M   | \$153M                              |

30 MONTHS

50,000 SF

\$188M

\$21M

\$213M

• IN THE EARLY PLANNING

PRICING ESTIMATES